## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

407/20 Queen Street, Blackburn Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$330,000		&		\$350,000				
Median sale price*									
Median price	\$901,000	Pro	operty Type	Unit			Suburb	Blackburn	
Period - From	01/01/2025	to	31/03/2025		So	ource	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	203/6 Queen St BLACKBURN 3130	\$340,000	21/05/2025
2	202/18 Queen St BLACKBURN 3130	\$335,000	15/05/2025
3	208/18 Queen St BLACKBURN 3130	\$350,000	21/04/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/07/2025 12:45



# **JellisCraig**





**Property Type:** Agent Comments John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$330,000 - \$350,000 Median Unit Price \* 01/01/2025 - 31/03/2025: \$901,000 \* Agent calculated median

## **Comparable Properties**

203/6 Queen St BLACKBURN 3130 (VG)	Agent Comments		
Price: \$340,000 Method: Sale Date: 21/05/2025 Property Type: Subdivided Flat - Single OYO Flat			
202/18 Queen St BLACKBURN 3130 (REI/VG) 1 1 1 1 1 1 Price: \$335,000 Method: Private Sale Date: 15/05/2025 Property Type: Apartment	Agent Comments		
208/18 Queen St BLACKBURN 3130 (REI/VG) 1 1 1 1 1 1 Price: \$350,000 Method: Private Sale Date: 21/04/2025 Property Type: Unit	Agent Comments		

#### Account - Jellis Craig | P: (03) 9908 5700



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.